

Dawson Landing Homeowners Association
Board of Directors Meeting Minutes

Date of Meeting: January 11, 2022

Location: Held Virtually via ZOOM

1. Call to Order. The president called the meeting to order at 7:02 pm.
2. Quorum: A quorum was present. The following directors attended: Dir Parlette, Dir McNeil, Dir Collins, and Dir Rogers. Dir Melendez, Dir Phan and Dir McCann were absent. One homeowner was present.
3. Approval of the Minutes.
 - a. A motion was made to approve the December 14th Regular BOD minutes by Dir Parlette was seconded by Dir Rogers and was approved unanimously.
4. Open Forum. The floor was opened for homeowner participation. One homeowner came forward to follow up on a request for the Patriot Contract.
5. Old Business.
 - a. Financial.
 - i. No updates from the treasurer.
 - b. ARB
 - i. ARB's officer election is still pending, not enough members to hold an election, again.
 - ii. No new approval/disapproval for last month.
 - iii. On the MJF side, they started 0 violations, closed 6 violations based upon owner compliance, currently open violations 57. ARB assessments total: \$2,960, bringing the annual total assessment to \$3,070 for 2021.
 - c. Events
 - i. Dir Parlette will provide Dr McNeil with information for past community garage sale for planning purposes.
 - ii. Discussion concerning the possibility of another fall event led by Dir McNeil.
 - d. Legal Counsel
 - i. Dir Parlette made a motion to hold Annual Board Member Training during the March Regular Board meeting, seconded by Dir Rogers and passed unanimously.
 - ii. Discussion concerning drafting a letter for declaration violations. Dir McNeil has volunteered to draft the "Covenant and Rule Enforcement Policy" combining the draft, MJF process, with input from ARB.
 - e. Grounds
 - i. Dir Parlette to send Dir Rogers the grounds maintenance requirements that he and Dir Phan developed prior to last year's contract process.

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- ii. Dir Rogers updated the board on the Common Area Maintenance Remediation RFP process.
- iii. Dir Rogers to review PWC inspection reports for watershed management.
- iv. Dir Rogers to review grounds contract for possible trimming of ornamental grasses around the Dawson Landing sign.

f. Contracts

- i. Dir Collins is going to reach out to MJF concerning document management of HOA artifacts.
- ii. Dir Rogers made a motion to release the Patriot contract to the requesting homeowner and no second was made.
- iii. Dir McNeil made a motion to ask the attorney about our obligation to the homeowner, seconded by Dir Collins and passed by a vote of 3 to 1 with Dir Rogers voting against.

6. New Business

a. Communications

- i. Dir Parlette reported on service issues with Patriot Waste services. Dir Parlette filed a complaint with Patriot management. Dir Collins is going to draft a communication to the community concerning the issue.
- ii. Dir Parlette and Dir Rogers reported on homeowner complaints on snow removal. Dir Collins is going to add the fact that snow removal is done by VDOT to the community.

7. Meeting Adjourned. There being no further business to come before the board, a motion was made, seconded, and was unanimous to adjourn the meeting at 8:39 pm. Next meeting to be held virtually on February 8, 2021.